

Maryland Historical Trust
State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. B-4397

Magi No.

DOE ☐ yes ☐ no

1. Name (indicate preferred name)

historic 402 West Saratoga Street

and/or common Dr. I. Sandler, Optometrist

2. Location

street & number 402 W. Saratoga Street ☐ not for publication

city, town Baltimore ☐ vicinity of congressional district

state Maryland ☐ county Baltimore

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name Irving S. and Estelle Sandler

street & number 402 W. Saratoga Street telephone no. MD 21201

city, town Baltimore state and zip code

5. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore City Courthouse JFC1300

street & number 100 N. Calvert Street, Room 610 folio 406

city, town Baltimore state MD

6. Representation in Existing Historical Surveys

title

date ☐ federal ☐ state ☐ county ☐ local

depository for survey records

city, town state

7. Description

Survey No. B-4397

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

Resource Count: 1

This circa 1880 building faces south on West Saratoga Street and abuts a partywall structure to the west and an alley inlet to the east. The building is two bays wide and three stories tall. The speckled, pressed brick stretcher bond facade is accented by bold, rusticated brownstone sills and lintels. It is built upon a raised basement. The street frontage is 16'6" and the depth is 60'.

A flight of four brownstone steps leads to the door in the first bay. The door has a 6-light top with two solid panels below. There is no architrave. The second bay contains a wide 6/6 sash window. A metal pent roof shelters the first story. An insurance placque showing clasping hands and "1794" is affixed to the bricks above the awning.

The second and third stories have two 6/6 sash windows with fixed louver wood shutters. The sills and lintels are rusticated brownstone. A stringcourse of raised molding runs above the third story. The cornice consists of a dentil course at the edge of the shed roof.

The east wall is blank.

8. Significance

Survey No. B-4397

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input checked="" type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates _____ Builder/Architect _____ unknown

check: Applicable Criteria: ☐ A ☐ B ☒ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

The architectural design of this three-story, two-bay building is a good example of a late nineteenth century combination commercial-residential building. The first story would have been used for sales or display area and the upper stories could have been used as offices or as residential quarters. Thus the commercial-residential mix was still viable on the street at the end of the century. Architectural historian Richard Longstreth writes that "the gradual abandonment of the shop-house as the dominant form of commercial architecture was due to the ever-increasing demands for trade and professional services along with a corresponding increase in land values, all of which fostered the design of buildings used entirely for commercial purposes."¹ The architectural form of this commercially-oriented building, however, retained the domestic characteristics of earlier shop-houses. The two entrances within the interior vestibule indicate that the building was intended to house more than one tenant and that segregation of the street-level commercial shop and upper stories was desirable.

This building represents the small-scale speculative construction on the block, two- and three-bay buildings line the street. The three-story height is typical for the area and the period. The two-bay width is at the lowest end of the spectrum. The building is, however, unique in its use of specked brick walls and rusticated stone lintels. Rusticated stonework was popular during the 1880s, but is rarely found in the Howard Street district.

¹ Longstreth, The Buildings of Main Street, pp. 24, 29.

9. Major Bibliographical References

Survey No. B-4397

Richard Longstreth, The Buildings of Main Street (Washington: Preservation Press, 1987).

10. Geographical Data

Acreage of nominated property _____

Quadrangle name

Baltimore East Quad

Quadrangle scale _____

UTM References do NOT complete UTM references

A

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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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E

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F

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G

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H

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Verbal boundary description and justification _____

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Diane Shaw, Architectural Historian

organization CHAP, Room 1037

date December 20, 1991

street & number 417 E. Fayette Street

telephone 301-396-4866

city or town Baltimore

state MD

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

MARYLAND HISTORICAL TRUST
DHCP/DHCD
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2023
301-514-7600

COMPREHENSIVE PLAN DATA

HISTORIC CONTEXT:

Geographic Organization:
Piedmont

Chronological/Developmental Period:

Industrial/Urban Dominance, 1879-1930

Historic Period Themes:
Architecture
Economics

Resource Type:
Building

Historic Environment:
Urban

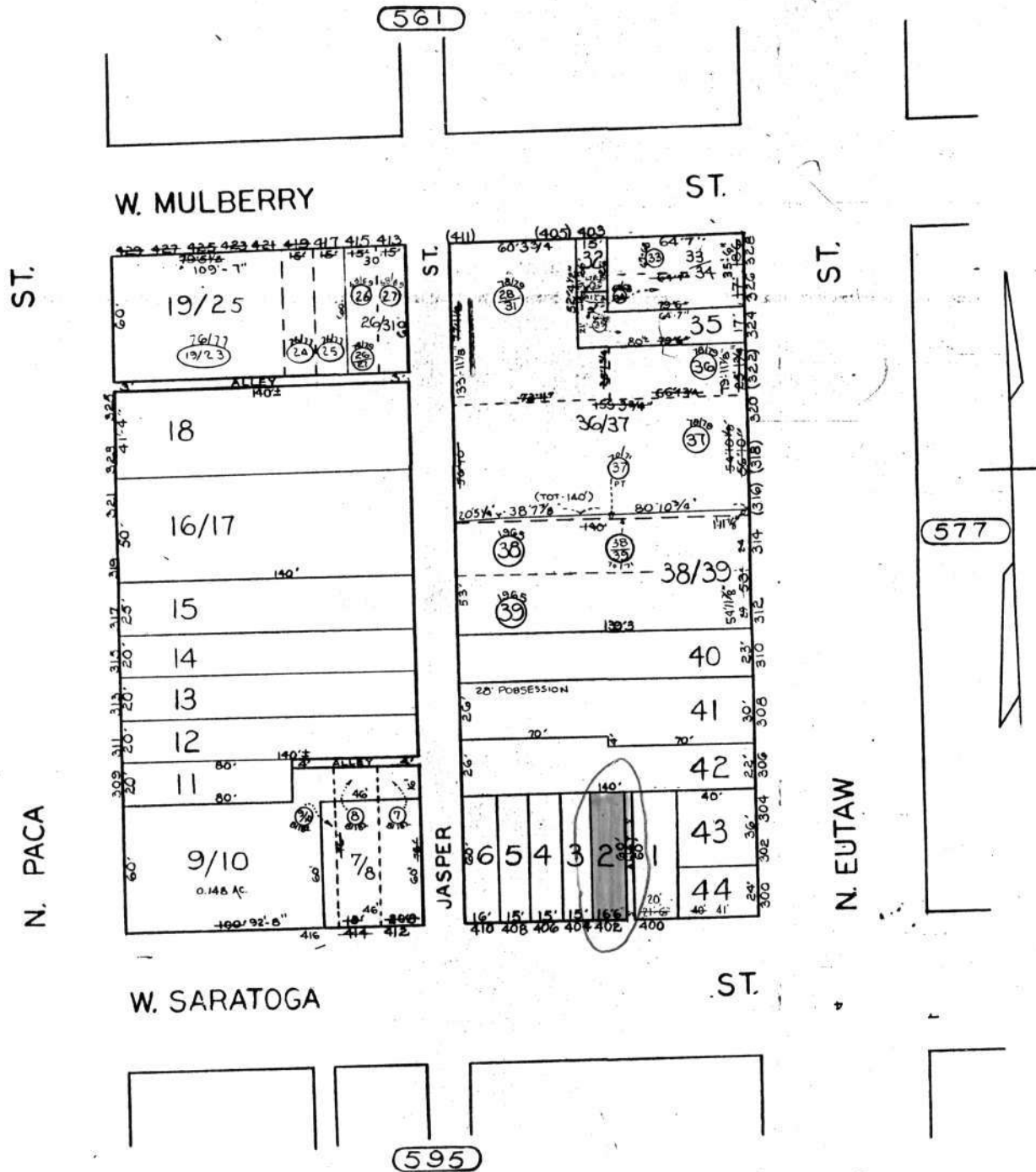
Historic Function and Use:

Commercial-Residential

Known Design Source:
None

REVISIONS

LOT 38/39 CONS'D PER APP. C. SH. 94-70
 LOTS 32, 34, 35 COR. PER DEED C. SH. 9530
 LOTS 33 & 34 CONS'D PER APP. C. SH. 9850
 LOTS 26 & 27 CONS'D PER APP. C. SH. 9976
 LOTS 27/30/39 PER DEED C. SH. 242
 LOTS 1 & 44 PER DEED C. SH. 409
 19/25 PER APP. C. SH. 77-002
 26/27, 28/31, 36 & 37 PER APP. C. SH. 79-027
 7/8, 9/10 PER. DEED C. SH. 81-227



NOTICE

THIS IS A REAL PROPERTY PLAT AS PROVIDED FOR UNDER ARTICLE 76(d) OF THE CITY CHARTER. IT IS COMPILED FROM TITLE AND OTHER SOURCES AND IS NOT AN AUTHENTIC SURVEY.

CITY OF BALTIMORE
 DEPARTMENT OF PUBLIC WORKS

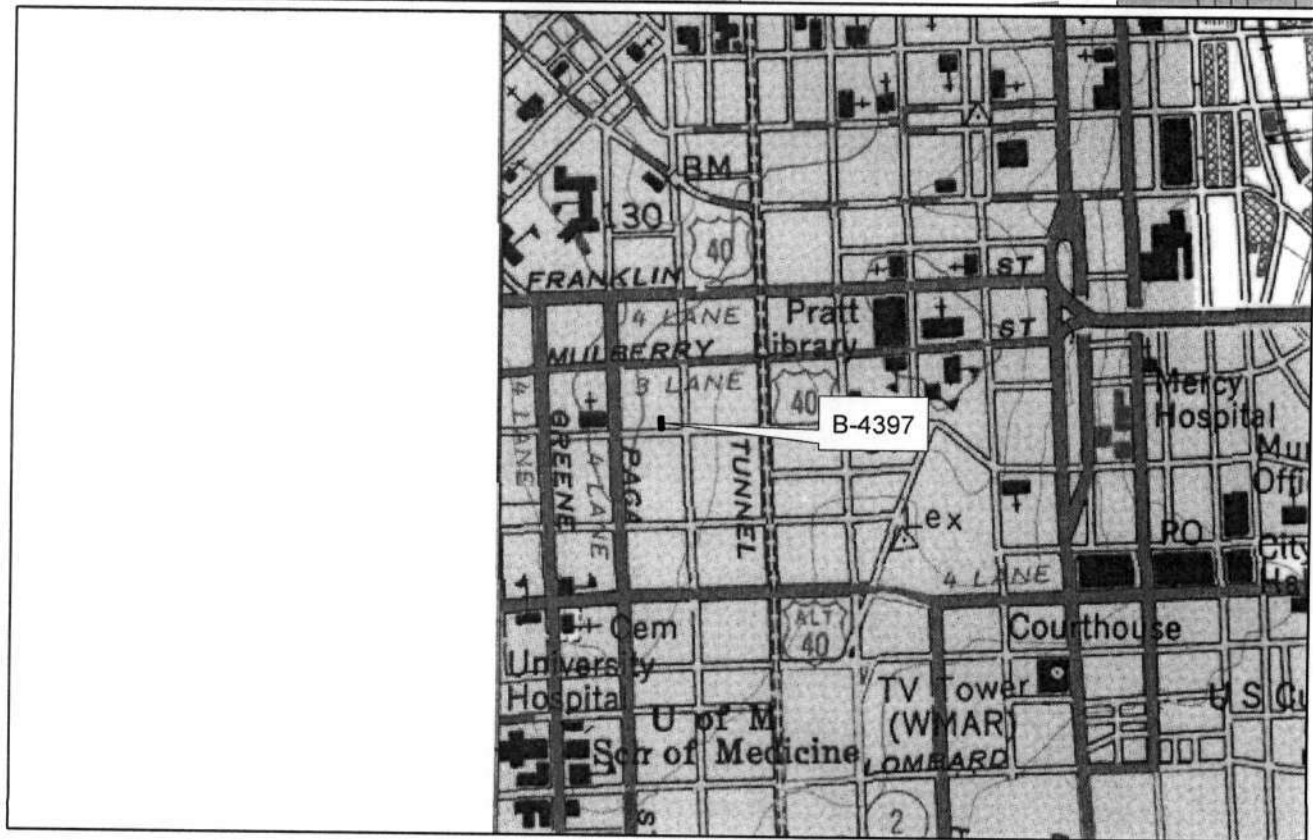
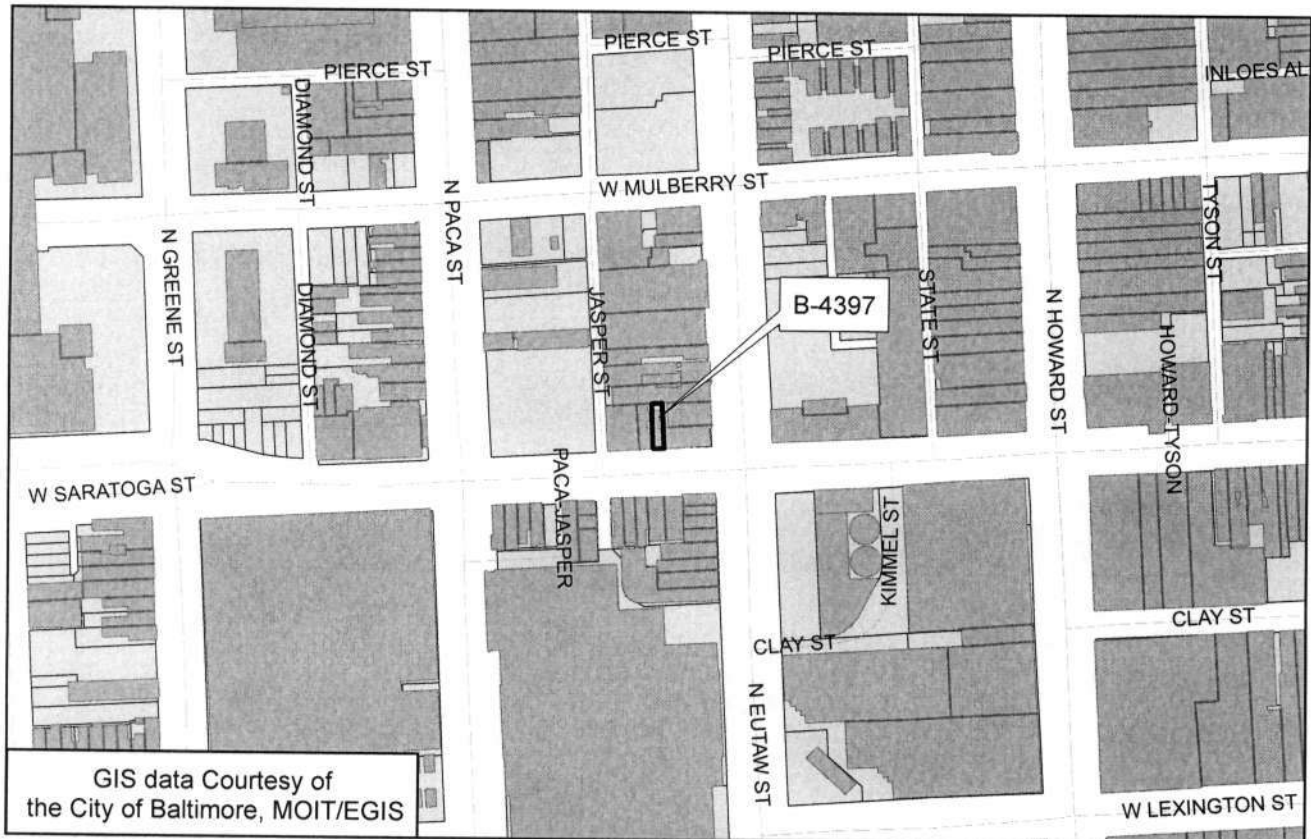
PROPERTY LOCATION DIVISION

WARD 4 SECTION 3
 BLOCK 576

SCALE 1"=50'

DATE NOV 1966

B-4397
Dr. I. Sandler, Optometrist
402 W. Saratoga Street
Block 0576 Lot 002
Baltimore City
Baltimore East Quad





B-4397

402 W. Saratoga St

Baltimore MD

Drine Shaw

8/9/

manpand SHPO

Facade, south elevation

1/1